



Building Plots,  
36 High Lanes, Hayle

LODGE & THOMAS  
ESTABLISHED 1892

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# The Plots at 36 High Lanes, Hayle, Cornwall TR27 4AW

**Guide Price - £350,000    Freehold**

*A fantastic development site with permission in principle for the construction of three dwellings, located on the edge of Hayle.*

## The Site

Planning in Principle was granted on 26th February 2025 (Ref: PA24/09673) for the construction of three detached dwellings, with no affordable housing requirement. Occupying a level site of approximately 0.77 acres, the land enjoys far-reaching views across the western valley, offering an exceptional outlook for the future homes. The boundary is defined by a stone wall interwoven with mature growth, creating an established edge to the site.

Access is via a private lane included in the sale. There is the possibility of obtaining a wider access lane by separate negotiation.



## Services

Mains electricity, water, and gas are all connected to the adjoining property and could be readily extended to serve the site, subject to the necessary consents. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

## Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

## Particulars & Plan

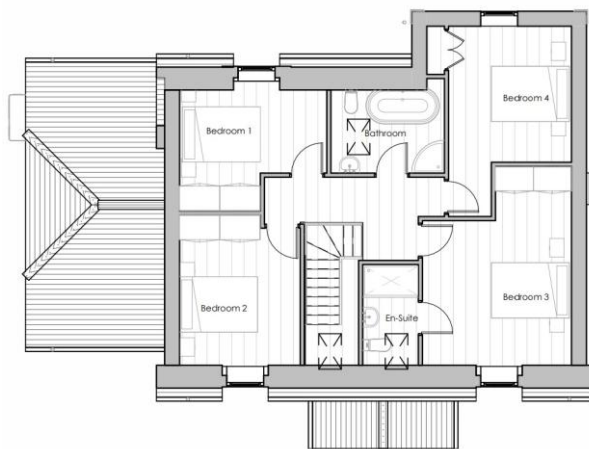
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



1 South East Elevation  
1 : 100



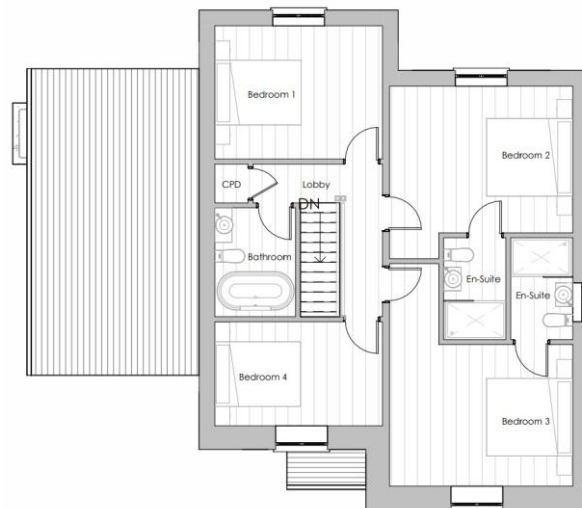
3 North West Elevation  
1 : 100



1 South West Elevation  
1 : 100



3 North East Elevation  
1 : 100



### Location

The plots are located behind 36 High Lanes, Hayle, in a well-connected area on the edge of the town. Hayle offers a range of local amenities including supermarkets, schools, healthcare facilities, and leisure options. The A30 provides easy access to nearby towns such as Penzance, St Ives, and Truro, while Hayle's railway station offers direct links to the mainline network.

### Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

From the A30, head into Hayle. At Loggans Moor Roundabout, take the 4th exit onto Carwin Rise (B3301). At the next roundabout, take the 1st exit onto Guildford Road. After approximately 0.4 miles, turn right onto Viaduct Hill, then continue onto High Lanes. Proceed straight over the next roundabout; the property will be on the left.

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**Agent's Note:** The neighbouring property is available for sale, edged blue on the plan (see separate listing for details) - A period stone-built three-bedroom home on a generous 0.2-acre plot, creating the option to purchase both together for a more versatile holding.

Guide Price: £350,000



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